

**COMMUNITY & ECONOMIC DEVELOPMENT OFFICE**

149 CHURCH STREET • ROOM 32 • CITY HALL • BURLINGTON, VT 05401

(802) 865-7144 • (802) 865-7024 (FAX)

www.burlingtonvt.gov/cedo

Transmittal Letter

November 15, 2017

Brownfields Coordinator, U.S. EPA Region 1

Attn: Mr. Frank Gardner

5 Post Office Square, Suite 100 Mail Code OSRR7-2

Boston, MA 02109-3912

Dear Mr. Gardner,

Enclosed please find the City of Burlington, Vermont's Application for a fiscal year 2018 \$200,000 Environmental Protection Agency Brownfields Community-Wide Assessment Grant. This grant will fill a vital gap in the City's work to advance economic development and job creation in the City generally, and specifically brownfield sites in the target area.

This grant will be used to perform Phase I and Phase II environmental site assessments and corrective action planning at brownfields properties which have been identified and prioritized in the City's 2015 PlanBTV South End and 2013 EPA Brownfields Area-Wide Planning Grant (AWP), and in conjunction with the Railyard Enterprise Project. Together, these efforts paint a community vision based on existing conditions and realities – but, we cannot bring them to fruition without these important community-wide assessment funds.

We believe efforts realized through Assessment funding will reinvigorate underutilized and former industrial properties, stimulate job creation, improve public waterfront access, and foster the necessary infrastructure improvements to support these changes. Job creation and increased economic vibrancy would be especially important in this area as it is home to many of Burlington's most economically disadvantaged, including members of our refugee community representing countries such as Sudan, Somalia, Bhutan, Rwanda and others.

Thank you for the opportunity to submit this application. We look forward to continuing this collaboration. Please contact Kirsten Merriman Shapiro, Project Director at (802) 865-7179, if you need more information or if you have any questions.

Sincerely,

Noelle MacKay
Director of CEDO

a. Applicant Identification:

City of Burlington, Vermont, Community and Economic Development Office
149 Church Street, Room 32, City Hall
Burlington, Vermont 05401

Applicant DUNS Number: 830418245

b. Funding requested:

- i. Grant type: Assessment
- ii. Assessment Grant Type Requested: "Community-wide"
- iii. Federal Funds requested: \$200,000, no site-specific waiver requested.
- iv. Contamination: Hazardous Substances

c. Location: City of Burlington, Chittenden County, Vermont.

d. Site-specific proposals: Not applicable.

e. Contacts:

- i. Project Director: Kirsten Merriman-Shapiro, Senior Policy and Project Manager, City of Burlington Community and Economic Development Office, 149 Church Street, Burlington, Vermont 05401. Phone: (802) 865-7284; Fax: (802) 865-7024; email: KMerriman@burlingtonvt.gov
- ii. Highest ranking official: Miro Weinberger, Mayor, City of Burlington, 149 Church Street, Burlington, Vermont, 05401; Phone (802) 865-7272; Fax (802) 865-7024; mayor@burlingtonvt.gov

f. Population:

- i. City of Burlington 42,645 (2010 census)
- ii. Target area: 18,902 (2011-2015 census data for HUDs NSRA area which includes tracts 3, 4, 5, 6, & 10)
- iii. The target area is described as experiencing "persistent poverty" - where 20% or more of the population has lived in poverty over the past 30 years.

g. Regional Priorities Form/ Other Factors Checklist: See Attached.

h. Letter from the State of Tribal Environmental Authority: See attached letter from State of Vermont, dated November 11, 2017.

i. Date Submitted: November 16, 2017.

Appendix3-RegionalPrioritiesForm/Other Factors Checklist

Name of Applicant: Burlington, Vermont - Community and Economic Development Office

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): **Coordinated Public Funding for Brownfields**

Page Number(s): p.1

Assessment Other Factors Checklist

Please identify (with an x) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process. Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	X p.1

Attachment A: Letter from the State



AGENCY OF NATURAL RESOURCES

State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis 1
Montpelier, VT 05620-3704
(802) 249-5822
Patricia.coppolino@vermont.gov

November 7, 2017

City of Burlington
Attn: Kirsten Merriman Shapiro
149 Church Street
Burlington, Vermont 05401

Dear Ms. Merriman Shapiro,

This letter will serve as acknowledgment that the Vermont Department of Environmental Conservation (DEC) has received notice that the City of Burlington intends to apply for a hazardous materials EPA Brownfield Assessment Grant and will use the grant funds, if awarded, to conduct general site assessment activities associated with the characterization of non-petroleum related brownfield properties located within the City of Burlington.

The State of Vermont is very appreciative of your programmatic successes and of your intent to apply for grant funding, as the City of Burlington's local involvement in the Brownfield Program continues to assist us in the inventory and assessment and ultimately redevelopment of properties in Vermont. The objectives of the assessments are appropriate and consistent and continue to progress the objectives of the Vermont Brownfields Program.

As you progress in your efforts with brownfield assessments, the Vermont DEC looks forward to working collaboratively with the City of Burlington and to assist potential developers enter into the Vermont Brownfield Environmental Liability Limitation Program, through which additional cleanup funding is available.

Good luck in the competition.

Sincerely,

Patricia Coppolino, Environmental Program Manager
Sites Management Section
Waste Management and Prevention Division



1. Community Need

1.a Target Area and Brownfields

1.a.i Community and Target Area Description- Burlington is located on the eastern shoreline of Lake Champlain and is Vermont's largest city with approximately 42,600 residents. Founded in 1791, Burlington is the seat of Chittenden County and has long been the economic and industrial center of the state. The City has worked with the EPA to address contamination from this extensive industrial heritage. While much progress has been made there is much work left to do, especially in the Burlington's South End where historical uses include scrap yards, coal storage yards, auto junk yards, landfills, power plant sites, lumber yards, and a truck storage facility. This is evidenced by the two Superfund Sites and the surrounding 30 acres of vacant or underutilized sites that were included in the EPA funded Area Wide Planning (AWP) study. The South End is at a critical juncture, as the center of a growing creative economy, and with yet undeveloped contaminated sites, it has the potential to be transformative for the City.

Burlington's Community and Economic Development Office (CEDO) is applying for this EPA Brownfields Assessment grant to leverage the important progress made in the Railyard Enterprise Project (REP), AWP and the PlanBTV South End efforts that have included a robust community visioning and planning exercise for the neighborhood. The funding will allow the City to perform environmental site assessments and cleanup planning at Brownfields properties, where there are active projects that are facing challenges due to contamination. This EPA Assessment grant will leverage all the previous planning work and provide critical data necessary to support sustainable development practices, facilitate environmentally-sensitive brownfield cleanup and redevelopment while also helping to make Burlington more attractive, economically stronger, and more socially equitable. This project will further EPA's Strategic Plan priorities for cleaning up contaminated sites by making brownfields sites ready for anticipated use and increasing the amount of non-EPA resources leveraged by projects receiving EPA funds.

The target area for this grant aligns with the PlanBTV South End Study Area stretching from the edge of downtown to the industrial area on the South Burlington border, and west from the waterfront to Shelburne Road including Pine Street, the main thoroughfare. This target area overlaps with the EPA Area Wide Plan area, a HUD Neighborhood Revitalization Strategy Area (NRSA), and the REP area. The target area includes sensitive and vulnerable populations that are defined as living in "persistent poverty."

The proposed target area includes a HUD Neighborhood Revitalization Strategy Area (census tracts 3, 4, 5, 6, & 10), which was approved in 2006 and again in 2013, with no change. Burlington is a designated refugee community where 16% of residents are foreign born within the NRSA. Within the NRSA, 21% of residents receive Food Stamps, while 37% of students in the South End target area receive free or reduced school lunch.¹ Additionally, 79% of housing units are renter-occupied units in the NRSA.²

¹ <http://education.vermont.gov/sites/aoe/files/documents/edu-nutrition-free-and-reduced-eligibility-report-2017.pdf>

² https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

1.a.ii. Demographic Information and Indicators of Need

Category	Target Area within NRSA (Tracts 3, 4, 5, 6, & 10)	Burlington	Vermont	National
Population	18,902 ¹	42,570 ¹	626,604 ¹	316,127,513 ¹
Unemployment	5.6% ¹	7.3% ¹	5.5% ¹	8.3% ¹
Poverty Rate	30.6% ¹	24.8% ¹	11.5% ¹	15.5% ¹
Percent Minority	18.4% ²	16.5% ²	6.8% ²	37.8% ²
Median Household Income	\$36,356 ¹	\$44,671 ¹	\$55,176 ¹	\$53,889 ¹

¹Data are from the 2011-2015 American Community Survey 5-Year Estimates available on America FactFinder at https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

²Data are from the 2011-2015 American Community Survey 5-Year Estimates available on American FactFinder at https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml Note, the percent minority is derived from the HISPANIC OR LATINO AND RACE population table (i.e., the sum of the Hispanic or Latino (of any race), Black of African American alone, American Indian and Alaska Native alone, Asian alone, Native Hawaiian and Other Pacific Islander alone, Some other race alone and two or more races percentages).

1.a.iii Description of the Brownfields

The historic industrial use dating back to the early 1800s of the target area, and more specifically the AWP Project Area, suggests that “pockets” of undocumented subsurface contamination may be encountered anywhere within these areas, based on the presence of historic fuel storage facilities, industry sites, lumber yards, and railroads. These activities have led to contamination of soils and groundwater and resulted in hazards that remain and need to be abated for the health and welfare of the community. Based on the historic use of these sites, heavy metals, polynucleararomatic hydrocarbons (PAHs), volatile organic compounds (VOCs), brine, and asbestos are likely present.

The AWP study area encompasses ~70 acres and includes 19 parcels situated between the Pine Street corridor and a rail line with ~30 acres of the study area are vacant or underutilized. Within the target area there are a total of 46 Hazardous Waste Sites (HWSs), 2 Superfund sites with 13 deed restricted properties adjacent to the Barge Canal superfund site, 1 DEC-listed Brownfield facility, and 3 EPA-listed facilities. Additionally, there are 31 DEC-listed RCRA generator facilities and 59 EPA-listed RCRA generator facilities.

Contamination has to be mitigated at these sites before they can safely be turned into something new and beneficial for the South End—artist space, small offices, more industrial/light manufacturing and makerspace were identified in the AWP and PlanBTV South End. Remediating these contaminated sites will allow for new active uses to take place, while improving infrastructure like storm water management, and enhancing the environmental quality. The community has prioritized the following brownfields sites for redevelopment:

THE VAULTS (400 Pine Street/ 30-32 Howard Street): Redevelopment of two underutilized storage buildings and a decrepit duplex into a mixed use project with two new townhouses and commercial space with ~5,000 sf for 16 artist/maker studios and ~13,000 sf of office space for 12 offices. The site is adjacent to a medium density neighborhood in our target area. A Phase I ESA identified the following RECs: PAHs, Lead, Arsenic, TCE and PCE. The site needs a Phase II ESA and Corrective Action plan to complete redevelopment of the site to its full potential.

Blodgett Ovens (34, 44 and 50 Lakeside Avenue): This historic oven manufacturing site was recently purchased and enrolled in the BRELLA program, and the site currently has ~100,000sf of space. Plan BTV South End build out study indicated the maximum build out potential of the site is ~750,000sf.³ The plan is to provide industrial/light manufacturing, maker/artist space or office space within the existing buildings, with possible new construction and upgrades to the non-existent storm water management on site, decreasing pollution entering Lake Champlain which abuts this property. The site is adjacent to a medium density residential area. The owner has conducted a Phase I ESA that identified the following likely RECs: PAHs, Lead, Arsenic, ACMs, PCB, TCE and PCE. The site will need a Phase II ESA and Corrective Action Plan to complete redevelopment of the site to its full potential.

1.b. Welfare, Environmental, & Public Health Impacts

1.b.i. Welfare Impacts

The impacts of brownfields in the target area community can be summed up as follows:

1.b.i. Welfare impacts	<p>Hazardous Waste Sites (HWSs)- Of the 46 HWSs, it was determined that 17 may contribute to contamination within the target area.</p> <p>High Poverty Rate- According to the US Census, 30.6% of the population living in the targeted area live below the poverty area.⁴</p> <p>Crime- Underutilized or undeveloped brownfield sites provide opportunities for crime and vandalism. There are two large homeless encampments in the target area where drug dealing, drug abuse, and assaults are commonplace. One of these encampments is in between the prioritized sites and has seen an increase in violent crimes.⁵</p> <p>Blight- Brownfield sites are an eyesore for the community and a missed opportunity for increasing the tax base and community re-investment.</p> <p>Access- South End residents lack access to the waterfront due to the barriers these brownfields present.</p>
1.b.ii. Cumulative Environmental Impacts	<p>Englesby Brook watershed drains approximately 605 acres. This watershed traverses Burlington's industrial areas located west of Pine Street, before it empties into Lake Champlain. It is designated as impaired due to multiple impacts associated with excess storm water runoff.</p>

³ Page 17 of PlanBTV South End Existing Conditions Report

⁴ https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

⁵ <http://abcnews.go.com/US/transgender-man-assaulted-vermont-homeless-shelter-dies-injuries/story?id=39477901>

	Based on the environmental health hazard index that rates census tracts by air quality, the NRSA is in the 53 rd percentile of tracts nationally. This is considerably lower than Vermont as a whole and is likely due to traffic congestion, especially along Pine Street and into the Downtown. Burlington Bay is managed for phosphorous with TMDL that range between 16% and 97% of base loads. EPA considers these to be significant contributions and has determined that further load reductions are needed for Burlington Bay.
1.b.iii. Cumulative Public Health Impacts	The number of pedestrians on Pine St. has more than doubled in the past 8 years. The number of crashes along Pine Street involving injuries to pedestrians or bicyclists has also increased. There is a need for more multi-modal transportation infrastructure and safety improvements.

1.c. FINANCIAL NEED

1.c.i. Economic Conditions. Burlington is a very small city with a population under 50,000 and needs this community-wide assessment funding to fill a gap in the overall revitalization efforts that are underway as part of PlanBTV South End, The REP and AWP. Since our last EPA grant in 2009, Burlington has used CDBG funds to provide brownfields assessments. These funds are continually shrinking and will no longer be a source for brownfield assessments. Burlington's current fiscal conditions do not allow for additional tax levies to support this work. Without this funding, CEDO's Burlington Brownfields Program cannot implement environmental assessments and cleanup planning that the South End community has prioritized in PlanBTV and The AWP.

In 2011 alone, there were two federally declared floods: Lake Champlain flooding that peaked in late May 2013, creating the highest recorded lake level reading in history, and Tropical Storm Irene which hit Vermont on August 28, 2011. Not only did these floods damage the project area's bike bath and several key businesses near the railyard, they compromised residents' health with the uncontrolled release of pollutants and contaminants into the Lake.

Over the past decades, the city has seen a demise of traditional manufacturing facilities that have had an environmentally heavy footprint, leaving many properties underutilized or vacant. Plan BTV South End has identified that only 4% of land in the target area is available for light manufacturing and good paying jobs (not just retail or service jobs) which may not require a college degree. These types of jobs are critical to the residents of the target area.

1.c.ii. Economic Effects of Brownfields

Over the past 5 years, Burlington's South End has seen a loss of good paying jobs that often employ Burlington's minority populations. These jobs are often light manufacturing jobs that offer benefits and employ a large percentage of refugees and immigrants located in the target area. For example, Rhino Foods, located in the target area, employs 15-30% refugees at any

given time.⁶ Additionally, Lake Champlain Chocolates moved much of their manufacturing and shipping operations out of Burlington, while keeping a smaller retail presence in the target area.⁷ Similarly, after operating in Burlington's target area for over 75 years, Blodgett Ovens is moving their manufacturing operations in early 2018. This move will result in the loss of over 200 good paying jobs in the target area.⁸ Even more troubling to the South End Community, Burlington's largest employer, Dealer.com, recently laid off 45 employees in the target area.⁹

2. Project Description and Feasibility of Success

2.a.i. Project Description & Alignment with Revitalization Plans

The City has over 1,000 units of housing currently permitted and under construction that will come on line in the next 5 years, primarily in the downtown area. Therefore, it is important for the South End to continue to function as the economic engine of the City. However, environmental contamination has limited the economic and community value of the area. There are a number of planning efforts that define the environmental challenges facing this area that can be further addressed with this funding:

The REP was launched in September 2012, to develop a network of multimodal transportation infrastructure improvements, increasing the connectivity of the urban grid between the Pine Street Corridor in the South End and Battery Street in Burlington's waterfront / downtown district, with streetscape improvements and connections to the Bike Path along with strategic urban infill buildings. The REP and 453 Pine Street were selected in 2013 as pilot projects for the Brownfield Economic Revitalization Alliance (BERA), a state level partnership allowing selected project sites to receive funding priority and increased coordination, to simplify and fast-track brownfield revitalization projects.¹⁰

To support and realize this important REP vision, Burlington applied for and was awarded a 2013 Area-Wide Planning (AWP) grant to develop a strategy for brownfields in the South End. This effort was combined with PlanBTV South End, part of a phased effort to update Burlington's comprehensive plan, neighborhood by neighborhood. PlanBTV South End is rooted in a number of previous planning initiatives, including PlanBTV Downtown & Waterfront, which addressed the northern end of the PlanBTV South End study area; The Walkable and Livable Communities Institute Report; charrettes and design explorations; the 2013 Champlain Elementary School Safe Routes to School Pedestrian and Bicycle Feasibility Study; and the 2013 Sustainable Neighborhood Assessment. Applying for the EPA Brownfields Assessment grant was a chief recommendation for the implementation of the AWP and is critical in meeting the implementation timeline. It also aligns with the ongoing Champlain Parkway Project that will

⁶ <http://www.burlingtonfreepress.com/story/news/local/2015/09/17/rhino-foods-workforce-diversity-business-asset/32523609/>

⁷ <http://www.lakechamplainchocolates.com/about-us/company-news/Distribution-Relocation-Chocolates/>

⁸ <https://www.sevendaysvt.com/OffMessage/archives/2017/07/03/blodgett-oven-to-leave-its-prime-lakefront-property-in-burlington>

⁹ <https://www.sevendaysvt.com/OffMessage/archives/2017/08/22/burlingtons-dealercom-lays-off-45-employees>

¹⁰ <http://www.ccrpcvt.org/transportation/scoping/railyard-enterprise-project/>

provide multi-modal transportation infrastructure and safety improvements to address further development and intensity of use in this area.

Project #1 Description - “The Vaults” Originally built as a factory for the E.B. & A.C. Whiting Brush Fibre Company in 1902, the building complex is the current home of an eclectic mix of artist and entrepreneurs and is an anchor building within the South End Arts District (SEAD). ‘The Vaults’ is a permitted project that will remove two obsolete structures on the site and create 16 artist/maker studios and 12 larger commercial spaces represents a significant increase in supply in an area where this type of space is in high demand. There is currently need for additional clean up planning.

The Vaults site was specifically identified in Burlington’s PlanBTV South End as an area where the retention and expansion of space to support small artist and maker enterprises should be prioritized. Occupants of the Whiting Brush complex now include a coffee shop, South End Arts & Business Association headquarters, and arts event space/ bar/ restaurant, and dozens of artists’ studios and workshops. Several buildings on the site remain underutilized. This proposed redevelopment project will create new space for artists and small businesses.

Project #2 Description - “Blodgett Ovens” Blodgett Ovens has had its manufacturing facility in the City of Burlington for 170 years. Recently they decided to move to a more modern facility in Essex Vermont, taking the manufacturing jobs with them. The building was purchased with serious plans to adapt the facility into a tech hub to serve the growing needs of tech oriented businesses in Burlington, a key recommendation of PlanBTV South End. There has also been discussion about public space on the site as part of PlanBTV South End, to “explore potential for a new public waterfront park and expanded waterfront bike path at the Blodgett site”.¹¹

Project #3 Description - “Railyard Enterprise Project” (REP) The Vermont Agency of Transportation’s (DOT / FHWA funding 2012) and Chittenden County Regional Planning Commission’s REP has developed a vision for multimodal transportation improvements incorporating Complete Streets principles, economic development, livability and intermodal traffic connectivity. These assessment funds will allow the City to pursue redevelopment of high priority environmental sites in the REP identified via Burlington’s Area-wide Plan, returning them to productive use that will add to the tax base, as well as putting local residents to work. The 2013 EPA Brownfields AWP has inventoried and prioritized Brownfields properties within the REP. Utilizing a specific selection process developed under that grant the EPA assessment grant would provide assistance to selected sites. This grant will allow for seven Phase I assessments, five Phase II assessments, and six Corrective Action Plans all of which will facilitate implementation of the area’s revitalization vision.

Project #4 Description - “453 Pine Street” Redevelopment plan will create a new 100,000 sq ft building with ~\$29M development cost. This site is in the State’s BERA Program.

2.a.ii. Redevelopment Strategy

¹¹ PlanBTV South End, page 21.

PlanBTV South End was built on a robust community engagement effort, resulting in a community vision to address identified needs. This is powerful when combined with the AWP which is site specific that outlines an implementation plan. There are opportunities for additional parks and public places in the South End, and for better connecting and utilizing the neighborhood's existing amenities. Improvements and additions to the current stock of open spaces will not only continue to support this lively neighborhood, but will help advance some other important PlanBTV South End goals for storm water management and reimagining brownfield sites. Burlington City Arts has completed a market study on artist & business space, which will help developers and property owners assess demand.

- Facilitate the adaptive reuse of existing buildings in ways that keep them available to existing and potential businesses, artists and fledgling entrepreneurs.

2.a.iii. Timing and Implementation

Burlington would begin work immediately to ensure completion within three years:

<u>April – June 2018:</u>	Responsible	Key Implementation Activities
Address cooperative agreement requirements including work plan and compliance schedules	Program Coordinator Acct. & Compliance Manager Supervisor	Work plan in consultation with EPA City Council acceptance of grant, authorization to execute documents and prepare required reporting
Competitively procure up to 6 QEPs for assessments and corrective action plans	Program Coordinator Supervisor City Attorney	Draft and issue RFQ Select QEPs with EPA/VTDEC Sign Master contracts
Evaluate and select sites <i>*priority to sites in or adjacent to the AWP area or thru Plan BTV South End</i>	Program Coordinator Supervisor Partners	Create site selection committee: EPA, CEDO, VTDEC, CCRPC, BBA Create nomination forms/site selection criteria w/ committee. Evaluate, Prioritize and Select Sites
Negotiate Site Access	Program Coordinator Supervisor City Attorney	Request site access using already drafted access agreements City has established relationships with specific site/ potential site owners Several sites have already provided access for Phase I ESAs
<u>July 2018-Sept. 2020:</u>		
Undertake and complete assessment and corrective action planning activities.	Program Coordinator Supervisor QEPs	Assign projects to contractors QEP's undertake assessment, corrective action planning and all other appropriate activities.
<u>As Needed:</u>		
Enroll properties into VT's Brownfields Liability Relief Program (BRELLA)	Program Coordinator VTDEC	Connect Owners, Developers, Contractors and VTDEC to achieve enrollment in BRELLA

Access new resources for hazard mitigation	Program Coordinator Supervisor	Work with for-profit, non-profit, state/federal entities
Ensure compliance with all required local/state/EPA Reporting	Program Cord. Acct & Compliance Manager/Supervisor	Assist/expedite movement of projects through pre-development in coordination with all relevant agencies

2.b. Task Descriptions & Budget Table

2.b.i. Task Description

Task 1- Cooperative Agreement Oversight: Direct all program activities, competitive procurement administration, contract management, contractor supervision, financial tracking (Kirsten Merriman Shapiro, Project Manager: 282 hours at \$46.31 per hour salary and fringe, Darlene Kehoe, Accounting & Compliance Manager: 82 hours at \$52.34 per hour salary and fringe, Gillian Nanton, Assistant Director of Sustainability, Housing and Economic Dev, CEDO: 52 hours at \$47 salary and fringe). Total staff hours 416 for \$19,795.

Travel to an EPA Brownfield conferences (2 people: \$400 conference fees, \$800 airfare, \$600 lodging/per diem) totals \$1,800. Set aside for local travel to Montpelier 6 times during the course of the grant at \$40 per trip for a total of \$240. Total travel \$2,040.

Task 2- Community Outreach and Engagement: Conduct community outreach including press releases, presentations to community groups, and mailings to property owners, translation¹², facilitation and child care. ~ 30 staff hours (Kirsten Merriman Shapiro - \$1,390) plus \$125 for supplies (refreshments for public meetings, mailings/printing) and \$650 in contractual (translation, room rental, facilitation and child care) costs. Total \$2,165.

Task 3- Phase I and II Site Assessment Activities: Seven (7) Phase I ESAs per EPA AAI/ASTM E1527-13 at ~\$3,000 each and five (5) Phase II ESAs per ASTM E1903-11 at \$25,000 each for a total of \$146,000.

Task 4- Site Reuse and Cleanup Planning: Six (6) Site Reuse investigations or Corrective Action Plans/ABCA per State of Vermont requirements at \$5,000 each for a total of \$30,000.

2.b.iii. Budget Table

Budget Categories (programmatic costs only)	Task 1:	Task 2 ² :	Task 3 ³ :	Task 4 ³ :	Total
Personnel/Fringe	\$19,795	\$1,390			\$21,185
Travel	\$1,800	\$0 ¹	\$120	\$120	\$2,040
Equipment					
Supplies		\$125			\$125
Contractual		\$650 ⁴	\$146,000	\$30,000	\$176,625
Total Federal	\$21,595	\$2,165	\$146,120	\$30,120	\$200,000
¹ No travel within city limits for outreach will be reimbursed ² Funds will be used for community engagement regarding notice about the program and site redevelopment plans ³ City of Burlington will comply with the procurement procedures contained in 40 CFR 30.40 through 30.48 ⁴ City of Burlington will comply with the procurement procedures contained in 40 CFR 30.40 through 30.48					

¹² Over 20 different languages are spoken in Burlington

2.c. Ability to Leverage

Burlington has a history of leveraging funding to support and supplement brownfield efforts. For example, work conducted as part of: 1) PlanBTV, in conjunction with the Department of Planning and Zoning; 2) REP efforts through the Chittenden County Regional Planning Commission; 3) Direct and ongoing relationships with specific property owners/developers.

Details are below and letters substantiating this commitment are located in the appendix:

Contributing Entity	Amount/Type	Purpose
Chittenden Regional Planning Commission (CCRP)	\$360,937/US DOT	In support of REP, including development of multi-modal transportation infrastructure
Community Development Block Grants/ CEDO, City of Burlington	\$52,758 remaining; earmarked for Chittenden Emergency Food Shelf	In support of Brownfields Development
Department of Planning and Zoning/ City of Burlington	\$800,000 US EPA-HUD-DOT Sustainable Communities Grant, AWP Funds, CCRPC, and private funds	In the creation of Burlington's PlanBTV South End and PlanBTV Downtown and Waterfront Plans
The Vaults	\$3,000,000 in anticipated construction costs	The creation of a mixed-use development
Blodgett Ovens	\$14,300,000 to purchase property ¹³	Redevelop 13 acre property
Railyard Enterprise Project	\$15-35 Million ¹⁴	Transportation connectivity
453-501 Pine Street	\$29,000,000 Total Development Costs	Create a new 100,000 sq ft commercial building

3. Community Engagement & Partnerships

3.a. Engaging the Community

3.a.i. Community Involvement Plan. Burlington has a proud history of participatory governance. A myriad of engagement tools and activities were used to engage the target area community during the creation of PlanBTV and AWP, during a two-year period. This process included research, more than 100 public events, and thousands of comments from residents, workers, businesses, and nonprofits. The process included surveys, speaker series, public meetings, public-input tools, social media and direct engagement, just to name a few.¹⁵

All of these large-scale planning and development efforts were conducted with full engagement of the City's community partners. CEDO's public engagement specialist ensured that these efforts involved a wide a range of Burlington stakeholders. Public meetings also included interpreters, food, and childcare, as requested. Moving forward, the Burlington Brownfields Program will continue to engage the community through the following measures:

¹³ <https://www.sevendaysvt.com/OffMessage/archives/2017/07/10/burlington-business-owner-buys-blodgett-oven-property>

¹⁴ <https://www.ccrpcvt.org/wp-content/uploads/2016/01/Railyard-Enterprise-Project-Final-Report-November-2016.pdf>

¹⁵ PlanBTV South End Study

Local media channels: Communicate progress to the community through regular appearances by City staff and partners on local television. Outreach to the families and staff at the neighborhood school, Champlain Elementary, including information in the school newsletter.

Neighborhood Planning Assemblies: Neighborhood Planning Assemblies (NPAs) are grassroots, neighborhood organizations in Burlington's eight Wards to encourage resident participation in City government. NPAs serve as democratic forums where neighbors can learn about public issues that affect them and provide the City feedback. NPAs are committed to participation and leadership that represents the diverse, multigenerational character of our community.

Social media: CEDO and City websites will provide the public with assessment information. Other tools include the Front Porch Forum and the BUZZ newsletter to reach a broader audience. Together, these reach over one-third of the Burlington population.

Next steps of Burlington's community involvement plan would include the following:

Output	Number	Residents Reached
Community NPA Meetings	2-7	360
On-line Neighborhood Announcements (Front Porch Forum)	10	20,000
Newsletter Updates and Event Postings (The City's "BUZZ")	6	12,000
Webpages	1	750
Public Television Program	2	8,000

3.a.ii. Communicating Progress. The Burlington Brownfields Program will utilize a combination of online communications, traditional communications, social media, and neighborhood planning assemblies to reach and engage stakeholders.

Online Communications: Use the City of Burlington's current Brownfields web page to communicate project milestones, post site-nomination forms, and educate the community.

Traditional Communications: Local newspapers, television stations, and print material will be used to increase public awareness and communicate progress on brownfields projects.

Social Media: Post news briefs that engage the community. We will use both global platforms like Facebook, and local platforms like Front Porch Forum to reach a wide audience.

3.b. Partnership with Government Agencies

3.b.i. State Environmental Authority. The City has developed substantial governmental partnerships in the delivery of its past and current programs and will continue to deepen these relationships during the term of the grant.

Vermont Department of Environmental Conservation (VTDEC): provides environmental project management, regulatory oversight, technical assistance, dispute mediation, legal support, supplemental assessment and cleanup funding and underground storage tank/petroleum cleanup funding. See attached letter in Appendix. They also run the Vermont's Brownfields Liability Relief Program (BRELLA) and the Brownfield Economic Revitalization Alliance (BERA), designed to help communities and developers across Vermont redevelop blighted properties in

their towns and coordinate redevelopment efforts between state agencies, developers and municipalities. Under BERA, selected sites will receive priority funding from the state and coordinated and expedited permitting.

- *Vermont Agency of Commerce and Community Development (VTACCD)*: provides Brownfields cleanup funding, technical assistance and access to state leadership and resources. They also provide Workforce Development programs. See attached letter in Appendix.

3.b.ii. Other Government Partnerships

- *Chittenden County Regional Planning Commission*: provides significant direct support for the REP activities (see leveraged funding) as well as supplemental Brownfields assessment funding for City-owned properties which are ineligible for the City's Brownfields assessment funding, when funds are available. They also provides Brownfields assessment funding as needed when the City's resources do not allow funding to be provided. See attached letter in Appendix.
- *EPA Region 1*: Burlington was awarded an EPA Area Wide Planning Grant in 2013 and through this and past collaborative efforts has developed a strong working relationship with our Region 1 colleagues and project officers. An Assessment grant will allow us to build up and foster our relationship through partnership during this assessment effort.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization, Description and Role. Burlington's Brownfields Program has extensive support from community-organizations like the Burlington Business Association (BBA). The BBA is committed to working with us on the brownfields redevelopment projects.

Organization	Description	Role / Commitment
Burlington Business Association (BBA)	Provide resources and support for interests of members, 260 Burlington businesses members that share the goal of promoting Burlington's economic vitality. The BBA works in partnership with The City of Burlington on business development matters across the city.	Advisor, Outreach, Marketing Serve on site selection committee Committed to ten hours of staff time Market availability of grants to BBA members

3.c.iii. Partnerships with Workforce Development Programs. CEDO will work with VTACCD's Vermont Talent Pipeline Management (VTPM) program. This program is a two-phased approach rethinking the development and sourcing of Vermont's future workforce. VTPM expands the role of employers as end-customers of education and workforce systems. Industry collaborative pilot programs have been launched for: construction.¹⁶ We will connect local residents to this program with the goal of getting people trained and hired to do construction work at Brownfield sites. The City also has a Livable Wage Ordinance which applies to all personnel employed through contracts over \$15,000.¹⁷

¹⁶ <http://accd.vermont.gov/economic-development/vtpm>

¹⁷ <https://www.burlingtonvt.gov/sites/default/files/FY2018%20LWO%20%20Poster.pdf>

4. Project Benefits

4.a. Welfare Environmental, & Public Health Benefits

A better quality of Life-

- Facilitate the adaptive reuse of existing buildings in ways that keep them available to existing and potential businesses, artists and fledgling entrepreneurs.
- Improve the connectivity and access between nearby streets and the railyard (a designated intermodal facility), and reduce the impacts of freight operations on adjacent neighborhood.
- Add connections where new city streets are being explored through the REP.
- Just this past September, over 30,000 people visited this project site for the South End Art Hop, the location of The Vaults Site.¹⁸

Blight Reductions- Provide necessary assistance to support redevelopment of key brownfields that exist in high traffic areas where there are ongoing large events that maintain the South End as a hot spot for arts and culture.

- The Vaults project site includes two redeveloping two deteriorating storage warehouses that were constructed circa 1915, along with a degrading duplex that was built in 1899. Redeveloping this site will reduce the blight in a highly visited area of Burlington.

People Moving Back- The creation of good paying jobs in manufacturing and technology industries can help provide employment opportunities for low-income residents.

Crime Reduction- Large undeveloped land areas along the waterfront have proved to be dangerous with homeless using these areas to camp. We expect this problem can be abated with environmental stewardship and more active use of these sites.

4.b. Economic & Community Benefits

Taxes (property, sales, income)- It can be expected that as the mix of uses becomes more diversified that city meals tax revenue will increase. Brownfields parcels that are currently vacant have the potential to be brought back on the tax roles through infill development.

Property values- The REP estimates increases in assessed property values at a 20 year buildout ranging from \$15 – 35 million depending on the alternative selected.²⁰

Employment Creation- The Vaults project anticipates creating 24 good paying jobs for artists and small businesses, per the target communities needs in PlanBTV South End and AWP.

- The REP estimates the creation of 430 – 1000 jobs at a 20 year buildout.¹⁹

Create and enhance neighborhood public spaces and Increase connectivity to open spaces-

- Seek opportunities to create new ped/bike links from Pine Street to Lake Champlain
- Explore potential for a new public waterfront park and expanded bike path at the Blodgett site.
- Create a Linear Arts Park along Pine Street.

Other Benefits- Industries focused on technology, traditional and industrial arts and design, research and development, and small-scale artisanal and food manufacturing have been

¹⁸ <http://www.churchstmarketplace.com/do/25th-annual-south-end-art-hop>

¹⁹ <https://www.ccrpcvt.org/wp-content/uploads/2016/01/Railyard-Enterprise-Project-Final-Report-November-2016.pdf>

fueling the economic evolution of Burlington's South End. These creative industries are likely to continue to be important sectors of the South End's economy.

5. Programmatic Capability and Past Performance

5.a. Audit Findings. Burlington has had no adverse audit findings in connection with its five previous EPA Brownfields Grants (Section c). HUD found five adverse audit findings in an August 22, 2011, that were all technical in nature. All of the adverse findings were successfully dealt with by submittal of the required documentation, adjustment of record keeping protocols, and creation of additional review procedures.

5.b. Programmatic Capability. The Community and Economic Development Office (CEDO) has a thirty-four year history of implementing complex projects and programs with considerable success. In addition to the economic and community development projects, CEDO is the city agency tasked with revitalizing the formerly industrial waterfront area, including construction of the Waterfront Park, community boathouse, bike path, fishing pier, public parking, and reconstruction of Lake Street. These public improvements have spurred millions of dollars of private investment in commercial development, perpetually affordable housing, a nonprofit science museum, and market-rate housing.

CEDO's Brownfields Program has twenty-one years of experience and has twice been an EPA "Showcase Community" finalist. In partnership with nonprofits, private developers, and other government agencies, over \$27.4 million have been leveraged in assessment, clean-up, and redevelopment of numerous derelict or underutilized properties into productive uses.

Kirsten Merriman Shapiro, Senior Projects & Policy Specialist –Program Coordinator

Kirsten began work for CEDO since 1997, specializing in challenging infrastructure and brownfield redevelopment projects that take 2-10 years of effort to complete. These projects require a commitment to a robust public process. She has overseen contracting and construction of over \$20+million in projects and has worked as an active liaison between CEDO, other City departments, and state and federal agencies to ensure the success of projects. She has a well-developed network of relationships with community organizations, local property owners, non- profit organizations and private development professionals.

Gillian Nanton, Assistant Director of Sustainability, Housing and Economic Development

Gillian joined CEDO in 2015 and has a background in managing complex projects with multiple stakeholder as well as having a focus on economic development and job training. She has more than 20 years of combined economic development experience with program management, policy development, program analysis and partnership building, including poverty reduction and environmental management. Prior to joining CEDO, as United Nations Development Program (UNDP) Chief, she was responsible for fundraising, mobilizing over \$400,000 to build capacity and undertake training of approximately 200 health officials in the Caribbean. Gillian will provide oversight and support to the Program Coordinator and working with the Accounting & Compliance Manager to ensure timely and complete reporting.

Darlene Kehoe, Accounting & Compliance Manager

Darlene joined CEDO in September 2009 and is responsible for the fiscal management of CEDO's \$5+ million budget. She prepares and manages CEDO's administrative budget, federal and state grant administration, and CEDO's loan portfolio. Additionally, she is responsible for finance and accounting, payroll administration, cost analysis and projections. Darlene has a B.S. in Accounting from the University of Vermont and over 35 years of related experience. Darlene will ensure timely and accurate financial management and reporting.

Burlington City Attorney's Office

Will provide support for contracting, but will not bill the grant.

In 2017, CEDO has overseen a Phase 1 and Phase 2 for a project expending most of our remaining CDBG brownfields funding with the remainder expected to go towards the cleanup plan and construction of improvements for the Chittenden Emergency Food Shelf (CEFS) in Burlington, Vermont. The CEFS works to alleviate hunger by feeding people and cultivating opportunities. As the largest direct service emergency food provider in Vermont, CEFS serves over 12,000 people each year. The redevelopment plan for the site includes accessibility upgrades and a new addition to the building to expand services.

5.c. Measuring Environmental Results: Anticipated Outputs and Outcomes (5 Points)

Burlington Brownfields Program 2018	Measures (3yrs)
Sites Funded through EPA Brownfields Assessment Grants	7 Sites
Other sites redeveloped w/ technical assistance provided by Burlington	1 Sites
Sites Redeveloped	3 Sites
Estimated redevelopment funds leveraged	\$20M
Commercial spaces created, renovated or retained	18 units

5.d. Past Performance and Accomplishments

5.d.i. Currently or Has Ever Received an EPA Brownfields Grant. The City last received an EPA Brownfields Grants in 2013, when we were awarded the AWP grant. The City received five previous EPA Brownfields Grants: 1996 Pilot grant; 2001 supplemental pilot grant; 2005 and 2009 Community-wide assessment grants; and, 2013 Area-wide planning grant. The total Brownfields grant awards to the City to date total \$900,000. All but the 2013 AWD grant have been closed out and accomplishments reported in the ACRES database. The 2013 grant is active and is a major component of the Railyard Enterprise District visioning. The Burlington Brownfields Program managed all the grants and is in full compliance with all requirements. EPA approved all minor schedule changes, new sites, and reallocation of budget line items.

The City of Burlington has received the following EPA Brownfields funding:

Grant #	Grant Type	Amount	Year	Funding Type	Status
V99178001	Assessment	\$200,000	1996	Hazardous	Closed
		\$200,000	1998		
		\$100,000	2001		

BF97134901	Assessment	\$200,000	2005	Hazardous	Closed
BF96113601	Assessment	\$200,000	2009	Hazardous	Closed
TR96180501	Area wide Planning	\$200,000	2013	N/A	Active
Total		\$1,100,000			

5.d.i.1. Accomplishments. Achievements since 2005 have been fully entered into the ACRES database with the years 1997-2004 accounted for in quarterly reports submitted to EPA.

Burlington Brownfields Program Achievements Since 1997	Measures
Sites Funded through EPA Brownfields Assessment Grants	39 Sites
Other sites redeveloped with technical assistance provided by Burlington	6 Sites
Sites Redeveloped	31 Sites
Estimated redevelopment funds leveraged	\$27.4mm
Housing units created, renovated or retained	114 units
Commercial spaces created, renovated or retained	7 units
Est. acreage of new greenspace, pocket parks created and/or cleaned	42 acres

Development of the Vermont Bus Barns Property: Success in Brownfields Assessment

Demonstration Pilot Program, Burlington, VT (July 5, 2001) 343 North Winooski Avenue in Burlington, (also known as the "Vermont Transit Bus Barns" property) was successfully redeveloped as part of Burlington's work with the EPA Brownfields Assessment Demonstration Pilot Program. The property is 2.6 acres and had 40,000 square feet of enclosed space. The site had been continuously in use as a transportation center since 1885 to 1998. Contaminants included asbestos, petroleum hydrocarbons, and a variety of compounds commonly associated with fleet maintenance and repair. The redevelopment was a public private partnership which included utilizing EPA Assessment funds and Low-Income Housing and Historic Tax Credits. The results were 25 rental units of permanently affordable housing, restoration of two historic structures and commercial space, including a garage, which provides donated cars to low-income families for the cost of repairs only and a training program.

5.d.i.2. Compliance with Grant Requirements

The Burlington Brownfields Program managed all the grants and is in full compliance with all requirements. EPA approved all minor schedule changes, new sites, and reallocation of budget line items.

Attachment B: Applicant Eligibility

Attachment C: Threshold Criteria

Section 111.B. – Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The City of Burlington is a General Purpose Unit of Local Government and eligible to apply according to guidelines section IIIB.

2. Community Involvement

The City of Burlington is committed to robust and meaningful community involvement in all aspects of its Brownfields Redevelopment programs. The City has notified the community of its intent to apply for an EPA Brownfields Assessment Grant and an opportunity to submit comments.

Burlington has a proud history of participatory governance. A myriad of engagement tools and activities were used to engage the target area community during the creation of PlanBTV and AWP, during a two-year period. This process included research, more than 100 public events, and thousands of comments from residents, workers, businesses, and nonprofits. The process included surveys, speaker series, public meetings, public-input tools, social media and direct engagement, just to name a few.¹

All of these large-scale planning and development efforts were conducted with full engagement of the City's community partners. CEDOs public engagement specialist ensured that these efforts involved a wide a range of Burlington stakeholders. Public meetings also included interpreters, food, and childcare, as requested. Moving forward, the Burlington Brownfields Program will continue to engage the community through the following measures:

Local media channels: Community progress to the community through regular appearances by City staff and partners on local television. Outreach to the families and staff at the neighborhood school, Champlain Elementary, including information in the school newsletter.

Neighborhood Planning Assemblies: Neighborhood Planning Assemblies (NPAs) are grassroots, neighborhood organizations in Burlington's eight Wards to encourage resident participation in City government. NPAs serve as democratic forums where neighbors can learn about public issues that affect them and provide the City feedback. NPAs are committed to participation and leadership that represents the diverse, multigenerational character of our community.

Social media: CEDO and City websites provided the public with assessment information. Other tools include the Front Porch Forum and the BUZZ newsletter to reach a broader audience. Together, these reach over one-third of the Burlington population.

Next steps of Burlington's community involvement plan would include the following:

Output	Number	Residents Reached
Community NPA Meetings	2-7	360
On-line Neighborhood Announcements (Front Porch Forum)	10	20,000
Newsletter Updates and Event Postings (The City's "BUZZ")	6	12,000
Webpages	1	750
Public Television Program	2	8,000

¹ PlanBTV South End Study

Attachment D: Leveraged Resources

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

www.burlingtonVT.gov/pz



Thursday, November 16, 2017

Kirsten Merriman Shapiro
Senior Policy and Project Specialist
Community and Economic Development Office
City of Burlington
149 Church Street
Burlington, VT 05401

Dear Kirsten:

It is my pleasure to write in support of CEDO's EPA Assessment Grant and this opportunity to forward efforts to support clean-up activities in Burlington. As you know, much of the work done thus far has been a collaborative endeavor between our offices on the *Brownfield Area-Wide Plan*, the Railyard Enterprise Project, and *planBTV: Downtown and Waterfront Master Plan*, and *planBTV South End Master Plan*.

In particular, *planBTV: South End* talks extensively about preserving and enhancing opportunities for the arts, industry, and innovation within the South End Enterprise Zone through the revitalization, rehabilitation, and infill of former industrial buildings and sites. The Blodgett and Howard Space sites play a key role in this vision, and are among those properties identified for expanded opportunities for the arts, small-scale manufacturing, technology, and other forms of making. However, *planBTV* recognizes that these sites are also among those that will require additional assessment and remediation in order to enable that redevelopment.

Section 5.4.9 of the *Burlington Comprehensive Development Ordinance* encourages the remediation and redevelopment of brownfield sites by providing the Development Review Board with the discretion to waive or modify dimensional or use standards in the underlying zoning where they are in conflict with an approved Corrective Action Plan or Record of Decision. This regulatory provision is important as these sites move from assessment to project development, in order to encourage redevelopment that is sensitive to the unique constraints of formerly contaminated sites.

Through *planBTV: Downtown* and *planBTV: South End*, the Department of Planning and Zoning has invested over \$800,000 towards the future redevelopment of these areas. Our office is pleased that you'll be able to use these monies as leveraged funds in your upcoming assessment work, which will help advance the implementation of this vision created for these areas of our city.

If you have questions on DPZ's commitment to assessment efforts, including leveraged monies through the Department, please don't hesitate to let me know.

All the best,

A handwritten signature in black ink, appearing to read "D. White".

David E. White, AICP
Director of Planning & Zoning



November 14, 2017

Noelle MacKay, CEDO Director
Room 32 City Hall
149 Church St.
Burlington, VT 05401

Dear Noelle:

The Chittenden County Regional Planning Commission continues to be a strong partner with the City of Burlington on Brownfields Redevelopment. With regards to your pending application for new EPA Brownfields Assessment funding, I write to offer support for the application. I also write to confirm that the CCRPC has provided a source of leveraged funds, as part of its work on the Railyard Enterprise Project (REP), for several years. Going forward into FY19 and beyond the CCRPC will continue to be an active partner with the City.

Over the past three years, CCRPC staff spent more than 1,000 hours managing the REP, a \$360,937 FHWA/VT Agency of Transportation (VTrans)/City of Burlington funded transportation Scoping/Planning and Environmental Linkages (PEL) project. The purpose of the REP is to develop a network of multimodal transportation infrastructure improvements in the Pine Street and Battery Street area to support economic development in the area; improve Livability of the surrounding neighborhoods; enhance multimodal travel connectivity; and improve intermodal connections to the Burlington Railyard, a National Highway System (NHS)-designated intermodal facility.

The first phase of the REP Scoping/PEL was completed in 2016 with the selection of three REP alternatives to advance into NEPA followed by a supplemental scoping phase of the simplest of the three alternatives to determine the feasibility of implementation using only state and local funds. This supplemental work will be completed by June 2018 with a determination by VTrans and the City on whether to move forward with implementation of the selected alternative without using federal funds. For FY19, the CCRPC anticipates providing at least 100 hours of technical assistance to the City as the REP moves into project development.

Your grant proposal, if funded, will directly benefit our shared efforts to improve the quality of life on the Pine Street corridor and Burlington's South End by creating additional jobs, stimulating economic development and, with new and improved transportation infrastructure, reduce air pollution and greenhouse gases which will directly impact the health and wellbeing of the area's residents.

Last but not least, should our own application for EPA FY18 Brownfields Assessment funding prove successful, we anticipate funding assessment and cleanup planning at several sites in Burlington, including city-owned properties.

Best Regards,

Charlie Baker
Executive Director

Agency of Commerce and Community DevelopmentNational Life Building – Davis Building, 6th Floor

One National Life Drive

Montpelier, VT 05620-0501

accd.vermont.gov

[phone] 802-828-3211

[fax] 802-828-3383

November 16, 2017

Kirsten Merriman Shapiro

Senior Policy and Project Specialist

Community & Economic Development Office

149 Church Street

Burlington, VT 05401

Dear Ms. Merriman Shapiro:

The Agency of Commerce and Community Development (ACCD) is pleased to support Burlington's Community & Economic Development Office (CEDO) grant proposal for the 2018 EPA Brownfield Assessment Grant. Redeveloping downtown and village center brownfield sites supports the Agency's and the State's collective goals to build strong and vital community centers.

Burlington's CEDO will work with our Talent Pipeline Management (VTPM) program. This program is a two-phased approach rethinking the development and sourcing of Vermont's future workforce. Leveraging lessons learned from supply-chain management, VTPM expands the role of employers as end-customers of education and workforce systems. An industry collaborative pilot program has been launched for construction. We anticipate that you will work with us to connect local residents to this program with the goal of getting people trained and hired to do construction work at Brownfield sites.

CEDO has established a successful Brownfields Program that provides valuable services to the community. ACCD has collaborated with CEDO and DEC on remediation and redevelopment projects in Chittenden County. Combining our collective resources, both expertise and funding resources, we have successfully completed numerous projects. We support CEDO's grant application and look forward to continuing to work with you on the Brownfields Program.

Sincerely,



Michael Schirling, Secretary

Agency of Commerce and Community Development





29 Church St., Suite 3-5
Burlington, Vermont 05401

November 15, 2017

The Burlington Business Association, founded in 1978, is a non-profit, non-political membership organization with 200 business and non-profit members.

Noelle MacKay, CEDO Director
Room 32 City Hall
149 Church St.
Burlington VT, 05401

Dear Noelle,

Board of Directors:

Russ Scully, Chair
Shireen Hart, Vice Chair
Zandy Wheeler, Treasurer
Afi Ahmadi
Kara Alnasrawi
Joey Bergstein
Stephen Barraclough
Kyle Bostwick
Chelsea Condos
John Caulo
David Farrell
Justin Heilenbach
Leslee MacKenzie
Maria McClellan
Stephanie Miller Taylor
Kevin Owens
Mike Schirling
Jeff Schulman
Stephanie Wernhoff

The Burlington Business Association (BBA) works in partnership with the City of Burlington on business development matters across the City. We offer our support for the EPA Brownfields Assessment Grant application, which would help address the needs of our members to grow their businesses in Burlington. The BBA works with large and small businesses in the South End and has seen a growing demand and need for space there. The contaminated nature of those sites is a direct impediment to continued economic growth in the City and the region.

Through our South End Action Group, a BBA committee, we collaborate with neighborhood business owners to identify areas in which we can help the South End reach its potential to be both economically vibrant, as well as environmentally sustainable. The South End is a former industrial neighborhood that has grown to include a unique blend of manufacturing, artist studios, tech companies, breweries and more. This growth is limited though to areas that are already developed, whereas unused lots lay empty due to the existing contamination and costs associated with development.

Kelly Devine
Executive Director

Sarah O Donnell
Director of Programming
& Member Engagement

Derik Wrightson
Special Projects Manager

Jack Commo
Administrative

A great example of the work and expense a business must undertake in order to develop a site that has existing soil remediation needs is City Market's expansion into a new South End location. Community demand for a grocery store is such that projected revenue for the first year is \$12-13M. Still, the cooperatively owned grocery store had to deal with remediation work costs that were significantly higher than what was budgeted. This is a significant cost that smaller businesses cannot undertake, and instead they must look elsewhere for development opportunities. The potential for future development and greater public benefit will depend on the city's ability to resolve the environmental issues of the past.

The BBA will assist with supporting community engagement efforts and marketing the availability of the grants to our members. BBA will serve on the



29 Church St., Suite 3-5
Burlington, Vermont 05401

selection committee for the assessment grants with approximately ten hours of staff time dedicated to this effort.

The grant proposal, if funded, will directly support the ability for businesses to locate or expand in the City, where there are few large sites available. This provides an opportunity for the South End to become a safer community for the residents and businesses there, as well as further develop the creative economy that is critically important for the City's future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Devine', with a long horizontal flourish extending to the right.

Kelly Devine
Executive Director

Redstone

Brokerage Services
Development
Property Management
Construction

November 6, 2017

Ms. Kirsten Merriman-Shapiro
City of Burlington CEDO Office
City Hall
Burlington, VT 05401

Dear Kirsten:

Redstone Commercial Group would like to offer its support for the City of Burlington's application for an EPA Brownfield Assessment grant. The proposed redevelopment of the contaminated 453-501 Pine Street site that we have been working on with the current property owner could certainly benefit from any additional resources that may be available to assist with remaining assessment and clean-up planning. We would gladly provide access to the site for additional assessment work and if successful the redevelopment plan would create a new 100,000 square foot commercial building with an approximately \$29,000,000 total development cost.

Redstone is a leading developer in Vermont and has been active in the development of residential and commercial real estate in Chittenden County for over 20 years and has become one of the most innovative and progressive firms in the region. Over the last 5 years, Redstone has been involved in real estate development and acquisitions totaling nearly \$100 Million of value with more than 900,000 square feet of total building area spanning all sectors of real estate including residential, office, retail, industrial, warehouse, health care, and recreation.

Our work includes planning, financing and construction of mixed-use, mixed-income buildings and neighborhoods, historic restoration, brownfield remediation, and green and LEED® Certified construction. The company has extensive experience working with environmentally sensitive sites in tight urban locations and we often partner with municipalities and non-profit community development organizations in the shared goal of creating well-designed, sustainable and healthy communities.

Redstone enthusiastically supports the important work of the City's Brownfields program and we urge the EPA approve their current application for funding.

Sincerely,



Justin Dextradeur
Development Manager



26 Railroad Avenue
Essex Junction, VT 05452

Phone: (802) 879-4504
Fax: (802) 879-0408
Email: James@unsworthproperties.com
Web: Unsworthproperties.com

Wednesday, November 15, 2017

Noelle MacKay, CEDO Director
Room 32 City Hall
149 Church St.
Burlington VT, 05401

Dear Ms. MacKay,

The Unsworth family has long owned the E.B. & A.C. Whiting building complex site on Pine Street, a historic manufacturing facility that has become an eclectic mix of artist and entrepreneurs and is an anchor building within the South End Arts District (SEAD). Recently we proposed "The Vaults", an over \$3 million mixed-use project replacing a currently obsolete structure on the site that will include artist studios, office space and housing. After working closely with the City of Burlington Community & Economic Development Office through the permitting process and in obtaining funds for a Phase I brownfields assessment, I write to offer support for the application for EPA Brownfields Assessment funding.

The site at large has been central to the development of the SEAD, including the South End Arts & Business Association (SEABA) and the 'Howard Space' that has grown organically as artist space since its inception in the 1970's. To continue its role as a haven for creative entrepreneurs & artists 'The Vaults' site was specifically identified in Burlington's planBTV South End as an area where the retention of the space should be prioritized. SEABA receives 20 plus inquiries a month from folks trying to carve out a couple hundred square feet in the South End. They stated their support for the project to increase the inventory of these units as "unquestionably a benefit for the South End and Burlington as a whole". The Vaults will contain 5,000sf of small artist studio space.

Despite being permitted in early 2017 the project is still undergoing initial brownfields assessment work given the complexity of the site. It is anticipated that there will be a need for additional assessment & cleanup planning. I will provide access to the site for assessment activities. If funded this grant proposal could help ensure that the project can move forward as planned in order to help incubate creative businesses and jobs in the arts.

Sincerely,

James Unsworth



State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis 1
Montpelier, VT 05620-3704
(802) 249-5822
Patricia.coppolino@vermont.gov

August 23, 2017

Matt Daly
Daly & Daly, P.C.
Attorneys at Law
110 Main St., 4th Flr.
Burlington, VT 05401

RE: 34, 44, 50 Lakeside Avenue, Burlington, SMS# 2015-4612

BROWNFIELDS REUSE AND LIABILITY LIMITATION ACT DETERMINATION OF ELIGIBILITY

Dear Mr. Daly:

The Vermont Department of Environmental Conservation (“DEC”) has determined that Lakeside Ovens, LLC is eligible to participate in the Brownfields Reuse and Environmental Liability Limitation Act “BRELLA” as a prospective purchaser of the above referenced property. This determination is based on the application submitted on June 22, 2017 and revised on July 21, 2017. This determination is also contingent upon the 2 +/- acre parcel east of the railroad tracks will be subdivided within 90 days of this determination. If we do not see proof of the subdivision within this time period, Lakeside Ovens, LLC will not be eligible to participate in BRELLA.

BRELLA provides participants with DEC staff assistance in the review and oversight of activities to investigate, abate, remediate and monitor, when necessary, a brownfields site. A Certificate of Completion is issued upon performance of all actions required to attain cleanup levels established in the corrective action plan developed for the property. Statutory liability protections become effective upon issuance of the Certificate of Completion. Forbearance from state enforcement action is in effect during BRELLA participation provided that all required activities are being implemented in good faith.

Submittal and approval of a potentially a corrective action plan will be required to address environmental releases and adequately protect human health and the environment at this property. The above referenced SMS Site number should be included in all correspondence. A final redevelopment plan that shows the type and location of buildings and improvements, and describes their intended use, may be required to be submitted prior to the site receiving a Certificate of Completion. BRELLA requires that the public be provided with an opportunity to comment on the proposed corrective action plan prior to approval.



Experience has shown that early involvement of, and continued communication with the public is integral to ultimate project success. Michael Smith is the project manager for this site. Michael can be reached at 802-249-5826 or by email at Michael.b.smith@vermont.gov. Please keep Michael involved in all site related activities that may inform corrective action at the site. Periodically we will hold technical review meetings with BRELLA participants to ensure successful completion of each project. We will contact you to schedule that meeting.

As a participant in BRELLA you are required to follow the statutory provisions for this program that are codified at 10 V.S.A. §6641-§6656. Specifically, under § 6644 - *General Obligations*, any person participating in the program shall do all the following:

- (1) Not provide any information required under this subchapter by fraud, intentional misrepresentation, failure to disclose material information, or providing false certification.
- (2) Not engage in any activity that is inconsistent or interferes with monitoring, investigation, abatement, removal, or remediation activities or the conditions or restrictions in a certificate of completion.
- (3) Provide access to and cooperate with the secretary and any person liable pursuant to section 6615 of this title acting subject to the approval of the secretary for investigation, abatement, removal, remediation, or monitoring activities at the property. The grant of access and all other provisions that the secretary determines necessary may be memorialized in the form of an interest in real property that runs with the land and is binding against successors and assigns.
- (4) Comply with all rules and procedures required by the secretary and obtain all necessary permits, certifications, and other required authorizations prior to beginning any site investigation or corrective action plan activities.
- (5) If an innocent current owner, pay any additional costs of the secretary's review and oversight of the site investigation or corrective action plan, or both.
- (6) Provide the secretary with all documents and information relating to the performance of the investigation, abatement, removal, remediation, and monitoring activities.
- (7) Defend, indemnify, save, and hold harmless the state from all claims and causes of action related to, or arising from, acts or omissions of the applicant in performing the site investigation and corrective action plan except in the case of either of the following:
 - (A) Reimbursement of fees or costs improperly required by and paid to the secretary by the eligible person or successor.
 - (B) A cause of action related to the state's liability pursuant to subsection 6615(a) of this title.

Failure to adhere to the requirements dictated in the BRELLA statute may result in removal from the BRELLA program and all liability protection.

On behalf of the Vermont DEC, please accept my congratulations on this determination of eligibility. We greatly appreciate your interest and wish you success with your project.

Brownfields redevelopment projects such as yours continue to revitalize and strengthen Vermont towns and communities. Our staff is here to help make your project as effective and uncomplicated as possible. Please contact me if I can be of any assistance in this regard or to discuss any funding options that may be available for your project. I can be reached at 802-249-5822 and e-mail at patricia.coppolino@state.vt.us.

Sincerely,



Patricia Coppolino, Program Manager
Brownfields Response Program
Waste Management and Prevention Division

cc: Michael Smith, Sites Management Section, VTDEC (electronically)
Brett Long, ACCD (electronically)
Kirsten Merriman Shapiro, Burlington CEDO (electronically)
Dan Vosin, Stone Environmental (electronically)

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Burlington

* b. Employer/Taxpayer Identification Number (EIN/TIN):

03-6000410

* c. Organizational DUNS:

8304182450000

d. Address:

* Street1:

149 Church Street, City Hall - Room 32

Street2:

* City:

Burlington

County/Parish:

Chittenden

* State:

VT: Vermont

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

05401-8450

e. Organizational Unit:

Department Name:

CEDO

Division Name:

Economic Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Kirsten

Middle Name:

* Last Name:

Merriman Shapiro

Suffix:

Title:

Senior Projects & Policy Specialist

Organizational Affiliation:

City of Burlington , CEDO, Employee

* Telephone Number:

802-865-7284

Fax Number:

802- 865-7024

* Email:

kmerriman@burlingtonvt.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Burlington Brownfields Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant VT-AL

* b. Program/Project VT-AL

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 04/01/2018

* b. End Date: 09/30/2020

18. Estimated Funding (\$):

* a. Federal	200,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	200,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Miro

Middle Name:

* Last Name: Weinberger

Suffix:

* Title: Mayor - City of Burlington

* Telephone Number: 802-865-7272

Fax Number:

* Email: miro@burlingtonvt.gov

* Signature of Authorized Representative: Kirsten Merriman Shapiro

* Date Signed: 11/16/2017